



# - STATION STREET - @ Lincoln

9360 & 9400 STATION STREET, LONE TREE, COLORADO

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CUSHMAN &  
WAKEFIELD



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## 9360 Station Street: The Clock Tower



Building SF:	23,006 SF
Typical Floor Plate:	6,820 SF
Stories:	4
YOC:	2008
Parking:	3 : 1,000 SF <i>Covered Reserved Spaces Available at negotiable monthly rate</i>

## 9400 Station Street



Building SF:	35,307 SF
Typical Floor Plate:	10,457 SF
Stories:	3
YOC:	2008
Parking:	3 : 1,000 SF



Signage Opportunity – On-site light rail – On-site dining – Free covered parking – Immediate 1-25% Lincoln access



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Station Street is adjacent to Lincoln Station's Light Rail Platform at the entryway to Lone Tree in a prime transit oriented & mixed-use development. Lincoln Station is near two medical campuses and approximately 1,800 unit apartments. There are 425 additional units being constructed south of 9400 Station Street.



## ON-SITE RETAILERS



# NEARBY AMENITIES

## Cherry Hills Village

Downtown Denver

25 minutes  
15 miles

Belleview Ave

Belleview Station

## Greenwood Village

Orchard Rd

S Quebec St

Arapahoe Rd

**VIEWHOUSE**  
EATERY, BAR & ROOFTOP



Comfort  
SUITES®



DRURY  
PLAZA HOTEL



IKEA®



Metropolitan  
BAR & GRILL

MAGGIANO'S  
LITTLE ITALY



MY NEIGHBOR  
FÉLIX

Eddie Merlot's.  
PRIME AGED BEEF AND SEAFOOD



Hilton

DENVER INNERS

7 minutes 3 miles

County Line Station

PARK MEADOWS

25

Lincoln Station

E Lincoln Ave

25